

Testimony of Stan Voudrie before the Committee on Transportation and Infrastructure  
12/12/07

Good morning and thank you for the opportunity to appear before you today. My name is Stan Voudrie, a principal with Four Points, LLC, a DC-based real estate development company. Four Points has formed a joint venture with the Curtis family, a land and business owner in Historic Anacostia for over 80 years. We have been working together with the various community stakeholders and the DC Office of Planning over the last two years to formulate a development plan for approximately 9.5 acres of land that we own along Martin Luther King, Jr. Avenue, SE. A site plan of the proposed development is attached to my written testimony for your reference. The plan covers the area bounded by Martin Luther King Jr. Avenue on the east, U Street SE on the north, Chicago Place on the south and 295 on the west.

Our plan calls for the development of approximately 500 new residential units, 165,000 square feet of new retail space, and 855,000 square feet of new office. We are concluding our preliminary planning and intend to submit the project to the DC Zoning Commission for approval at the beginning of 2008 which should allow us to begin construction by late 2008 or early 2009 with the first phase ready for occupancy by 2011.

It is our opinion that this neighborhood is currently underserved across almost every retail category even before the addition of 14,000 new federal employees in the neighborhood. As such, our first phase of development will focus on bringing new “neighborhood serving” retail to Historic Anacostia. We have included space for a grocery store and have begun preliminary discussions with potential operators for that store. We also have space for a full-service pharmacy/drug store, restaurant bays, and an urban cinema with 8-10 screens.

Additionally, we have several smaller retail spaces that are not part of the new development available for lease right now. We recently leased one of those to a local entrepreneur who is starting a coffee shop. The others have been well received by art gallery and restaurant operators, but to-date no new leases have been signed.

Again, I thank you for this opportunity. We look forward to DHS moving to our neighborhood and believe that it can and should be a very positive addition to the community. I welcome the opportunity to answer any questions you may have at this time.